

BUILDING STANDARDS COMMISSION

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April 24, 2014

Harold R. Wolgamott
Emergency Services Director
City of Gonzales
147 Fourth Street
Gonzales, CA 93926

RE: Ordinance #2014-76

Dear Mr. Wolgamott:

This letter is to advise you of our determination regarding the referenced ordinance with express findings received from your agency on March 28, 2014.

Our review finds the submittal to contain one ordinance modifying provisions of the 2013 California Building Standards Code in Title 24, California Code of Regulations (code), and express findings complying with Health and Safety Code §§17958.7 and 18941.5. The code modification is accepted for filing and is enforceable. This letter attests only to the satisfaction of the cited law for filing of local code amendment supported by an express finding with the Commission. The Commission is not authorized by law to evaluate the merit of the code modification or the express finding.

Local modifications to the code are specific to a particular edition of the code. They must be readopted and filed with the Commission in order to remain in effect when the next triennial edition of the code is published.

On a related matter, should your city receive and ratify Fire Protection District ordinances making modifications to the code, be advised that Health and Safety Code §13869.7(c) requires such ratified ordinances and express findings to be filed with the Department of Housing and Community Development, Division of Codes and Standards, State Housing Law Program, rather than this Commission. Also, ordinances making modifications to the energy efficiency standards of the code may require approval from the California Energy Commission pursuant to Public Resources Code §25402.1(h)(2).

If you have any questions or need any further information, you may contact me at (916) 263-0916.

Sincerely,

A handwritten signature in blue ink, reading "Enrique M. Rodriguez", is written over the word "Sincerely,".

Enrique M. Rodriguez
Associate Construction Analyst

cc: Chron
Local Filings

O'Brien, Laurie@DGS

From: Harold Wolgamott <hwolgamott@ci.gonzales.ca.us>
Sent: Friday, March 28, 2014 12:13 PM
To: OrdinanceFilings@DGS
Subject: City of Gonzales Code Adoption
Attachments: Gonzales code adoption 020314.pdf; Gonzales code adoption 021814.pdf

<<Gonzales code adoption 020314.pdf>> Th <<Gonzales code adoption 021814.pdf>> e attached files show what the City of Gonzales did to adopt the new Building Codes. On February 3, 2014, the Building Codes with local amendments were introduced and they were adopted on February 18, 2014 as showing the attached documents.

Harold R Wolgamott
City of Gonzales
Emergency Services Director
Special Projects Analyst
831-594-8101
Gonzales Grows Green
Sustainable Community Initiative
Please think before you print



City of Gonzales

AGENDA
ITEM

8

SPECIAL PROJECTS

STAFF REPORT

TO: Honorable Mayor Orozco and City Council

DATE: February 18, 2014

FROM: Harold R. Wolgamott, Emergency Services Director/Special Projects Analyst

THROUGH: René L. Mendez, City Manager

SUBJECT: Adoption of Updated Building Codes – Ordinance 2014-76

RECOMMENDATION

Staff recommends the City Council, waive reading, read by title only, and approve Ordinance 2014-76 adopting updated versions of the California Building Codes, as amended based upon local conditions listed within this staff report.

BACKGROUND

The State of California published and adopted the 2013 model codes based on the California Building Standards Commission recommendation in July 2013 that took effect January 1, 2014.

California Health and Safety Code, specifically section 18935 controls the adoption process. Local Jurisdictions may make local revisions upon adoption based upon local conditions and needs. Local climatic, geological, and topographical conditions must be used to justify changes. All local changes shall be submitted to the Building Standards Commission.

REVIEW AND ANALYSIS

The City has the option of enforcing the State approved model codes as is. Gonzales and most communities have previously adopted local modifications requiring stricter regulations based upon local conditions as allowed by state law, specifically the Health and Safety Code. Gonzales has previously amended the codes due to the local seismic conditions, flood prone areas, geology, wind, and fire hazard areas. The City of Gonzales must make the determination that the local seismic conditions, flood prone areas of the City, geologic findings, windy conditions, and fire hazards of the community justify the modifications to the standard codes.

Staff again recommends the continued use of the previous versions of the Administration, Housing, and Abatement of Dangerous Buildings Codes. The 1997 versions of these codes has been a standard for many years and have proven reliable. Staff recommends adoption of the 2013 version of the Building, Residential, Electrical, Mechanical, Plumbing, Energy, Fire, Green Building, and

referenced Standards Codes as modified in Ordinance 2014-76 and as periodically modified by the California Building Standards Commission.

Staff has determined that the changes listed in Ordinance 2014-76 are consistent with state adopted codes amended for Gonzales conditions and asks the City Council to adopt the ordinance confirming the local conditions justify the local modifications.

The City Council introduced and read by title only Ordinance 2014-76 on February third. There was no public comment on the item nor has any written comments been received by the City of Gonzales regarding this issue. Some of the referenced numbers were corrected at that time. The attached numbering is consistent with current Gonzales City Code.

Staff must submit local changes to the state building standards commission when approved. This action will be accomplished upon final approval of the attached Ordinance.

Explain Recommendation and How it Supports the Vision

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small town charm.

Explain: Adoption of the local modifications and updated building codes will insure Gonzales' growth is constructed and maintained in a safe manner.

Explain how the Recommendation Directly Implements the Mission

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment, and resources necessary to provide excellent services that enhance the quality of life of our diverse community.

Explain: The quality of life in Gonzales is partially dependent on safe buildings constructed and maintained properly to keep Gonzales residents safe and secure. Ordinance 2014-__ is part of the resource commitment to keep Gonzales safe and allow staff to provide excellent services.

City services will be delivered in a cost-effective, respectful, and friendly manner to insure the safety and well being of the residents and the promotion of business, recreational, housing and employment opportunities in an environmentally sustainable manner.

Explain: The updated codes do not have any onerous effects but maintain safety above all other concerns. Safety housing, employment, and businesses are the focus if this effort.

Strong fiscal policies allow us to provide appropriate infrastructure for:

- *Public Safety* X Yes ___ No ___ NA
- *Housing* X Yes ___ No ___ NA
- *Recreation* ___ Yes ___ No X NA
- *Environment* X Yes ___ No ___ NA
- *Education* ___ Yes ___ No X NA

Explain: Adopting the 2013 state model codes with local amendments will insure appropriate safe infrastructure to carry Gonzales into the future.

ALTERNATIVES

Gonzales could adopt the model codes as is. This would reduce the current level of protection Gonzales has enjoyed over the years making our area safer than the minimum standards that work in areas not affected by our earthquakes, wind, flooding, and geology. Staff recommends against this option.

Gonzales could use the 2013 California Administrative Code instead of the 1997 version we have been using since its original adoption. The 2013 code changes dramatically the method of computation of building fees. Most agencies are still using the older version allowing for minimum interruption of services and minimum fee changes. Staff recommends against this option to continue our excellent services at reasonable costs.

Gonzales could increase the level of building performance in the Green Building Code. The proposed level is the minimum to impact local construction costs the least. If the City Council wants to raise the level of requirements, staff can incorporate this change. Otherwise, staff recommends the minimum performance requirements at this time. Some measures that were voluntary in 2013 are now mandatory in 2014 already. Adding additional requirements may need to occur at some time in the future.

BUDGET IMPACT

There is no budget impact caused by the adoption of the 2013 codes as amended locally in Ordinance 2014-76.

CONCLUSION

Staff recommends the City Council, waive reading, read by title only, and approve Ordinance 2014-76 adopting updated versions of the California Building Codes, as amended based upon local conditions listed within this staff report.

ORDINANCE NUMBER 2014-76

AN ORDINANCE OF THE CITY OF GONZALES AMENDING TITLE 11 OF THE GONZALES CITY CODE TITLED "BUILDING REGULATIONS" BY ADOPTION AND REFERENCED AMENDMENTS TO;

1997 Uniform Administrative Code,
2013 California Building Code, Title 24, Part 2, Volumes 1 and 2,
2013 California Residential Code, Title 24, Part 2.5,
2013 California Electrical Code, Title 24, Part 3,
2013 California Mechanical Code, Title 24, Part 4,
2013 California Plumbing Code, Title 24, Part 5,
2013 California Energy Code, Title 24, Part 6,
2013 California Fire Code, Title 24, Part 9,
2013 California Green Building Standards Code, Title 24, Part 11,
2013 California Referenced Standards Code, Title 24, Part 12,
1997 Uniform Housing Code,
1997 Uniform Code for the Abatement of Dangerous Buildings

BE IT HEREBY ORDAINED by the City Council of the City of Gonzales as follows:

Section 1. Section 11.06.020- Additions, Deletions, and Amendments of Chapter 11.06 of the Gonzales City Code is hereby deleted in its entirety and replaced with the following:

11.06.020 ADDITIONS, DELETIONS, AND AMENDMENTS - The additions, deletions and amendments set forth in this section are hereby made to the administrative code, as adopted by reference in Section 11.06.010 of this chapter.

Section 103 – Definitions

Change as follows:

Building Code is the 2013 California Building Code promulgated by the International Code Council.

Dangerous Building Code is the 1997 uniform code for the abatement of dangerous buildings promulgated by the International Conference of Building Officials.

Section 2. Section 11.08.030-Building Code of Chapter 11.08 of the Gonzales City Code is hereby deleted in its entirety and replaced with the following:

11.08.030: BUILDING CODE - The 2013 edition of the California Building Code Volumes I and II, California Residential Code, and California Green Building Standards Code, including all appendices as compiled and published by the International Code Council and amended by the state of California, hereinafter referred to as the "Building Codes," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted and made a part hereof, the same as if fully set forth in this chapter, and shall be the Building Code of the City, except for the

following additions, deletions, and amendments:

1. Amend Chapter 2, Section 202 - Definition of Dwelling Unit by adding the following line at the end of the section: A dwelling unit shall be limited to not more than one family or a congregate residence for ten or less persons.
2. Add Section 406.3.3.1 – Ventilation. For natural ventilation purposes, the exterior sides of the structure shall have a uniform distribution of vented area. The area of such openings shall be at least 64 in² (sixty-four square inches) for each 180 ft² (one hundred eighty square feet) of floor area or portions thereof. Main entry garage portals are exempt from ventilation this ventilation requirement.
3. Add Section 804.5 – Sanitation. Toilet room floors shall have a smooth, hard, and non-absorbent surface such as Portland cement, concrete, ceramic tile, or other approved material that extends upward onto the walls at least 5" (five inches).
In other than dwelling units, walls within 2' (two feet) of the front and sides of urinals and water closets shall have a smooth, hard, and non-absorbent surface such as Portland cement, concrete, ceramic tile, or other approved material that extends upward onto the walls at least 4' (four feet). The material used in such walls shall be of a type that is not adversely affected by moisture.
Showers in all occupancies shall be finished to a height of 70" (seventy inches) above drain inlet. Such walls shall be of a type that is not adversely affected by moisture.
4. Add to Section 903.2.7 - Exemptions.
Add exemption as follows:
Existing unsprinklered structures to which additions, alterations, or repairs are made that involve the addition, removal, or replacement of less than 50% (fifty percent) of the linear length of the walls of the existing building (exterior plus interior) within a one-year period.
5. Amend Section 907.2.10.2 – Automatic Smoke Detection System – Delete Exception.
6. Add Section 1007.1.1 – Height. Except as specified elsewhere in this chapter, the means of egress system shall have a clear height of not less than 7' (seven feet) measured vertically from the walking surface to the lowest projection from the ceiling or overhead structure. Exit doorways shall be a minimum of 6' 8" (six feet eight inches).
7. Amend Section 1013.5 - Screen Porches deleting reference to screened porches, making the section applicable to all porches and decks by deleting "which are enclosed with insect screening."

8. Add Section 1017.6 – Windows. Windows in corridor walls shall be protected by fixed glazing listed and labeled or marked for fire protection rating of at least 3/4 hr. (three-fourths of an hour). The total area of windows in a corridor shall not exceed 25% (twenty-five percent) of the area of a common wall with any room.
9. Add Section 1910.1.1 – General. All floor slabs supported directly on ground shall contain welded-wire fabric of a size not less than 6" X 6" #10 EWM (six inches by six inches number ten electric welded metal) installed at mid depth.
10. Add to Section 2308.2 - Limitations. Add numbered paragraph 9 as follows:
Conventional light-frame construction is allowed in buildings that are not protected by a fire sprinkler system if a horizontal assembly as defined in Chapter 2 Section 202 protects the light-frame construction. The F rating of this assembly shall be at least one hour.
11. Amend Section [A] 105.2 - Work Exempt from Permit, Building: number 7 by removing "Tiling."
12. Amend Section [A] 105.2 - Work Exempt from Permit, Building: number 11 by limiting the exemption to swing sets not exceeding 7' (seven feet) in height above ground level.
13. Delete Section [A] 105.1.1 - Annual Permit.
14. Delete Section [A] 105.1.2 - Annual Permit Records.
15. Amend Section [A] 105.7 - Placement of Permit to read:
The building permit or copy shall be kept on the site of the work in a conspicuous location until completion of the project.
16. Add to Section [A] 110.5 - Inspection Requests, the following paragraph at the end of the section:
Every request for inspection shall be filed at least one workday before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.
17. Pursuant to Section 17958.5 of the California Health and Safety Code, the aforementioned modification or change to the California building standards code is hereby made because of local strong prevailing winds and the close proximity of active earthquake faults.

Section 3. Section 11.08.040- Electrical Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced as follows:

11.08.040: **ELECTRICAL CODE:** The 2013 edition of the California electrical code, as compiled and published by the National Fire Protection Association with necessary California amendments, hereinafter referred to as the "electrical code," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted by reference and made a part hereof, the same as if fully set forth in this chapter, and shall be the electrical code of the city.

Section 4. Section 11.08.050- Mechanical Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced as follows:

11.08.050 **MECHANICAL CODE:** The 2013 edition of the California mechanical code, including all appendices, as compiled and published by the International Code Council and amended by the state of California, hereinafter referred to as the "mechanical code," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted by reference and made a part hereof, the same as if fully set forth in this chapter, and shall be the mechanical code of the city.

Section 5. Section 11.08.060 – Plumbing Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced as follows:

11.08.060: **PLUMBING CODE:** The 2013 edition of the California plumbing code, including all appendices, as compiled and published by the International Code Council and amended by the state of California, hereinafter referred to as the "plumbing code," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted by reference and made a part hereof, the same as if fully set forth in this chapter, and shall be the plumbing code of the city.

Section 6. Section 11.08.070- Energy Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced as follows:

11.08.070: **ENERGY CODE:** The 2013 edition of the California energy code, including all appendices, as compiled and published by the California building standards commission, hereinafter referred to as the "energy code," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted by reference and made a part hereof, the same as if fully set forth in this chapter, and shall be the energy code of the city.

Section 7. Section 11.08.090- Fire Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced with the following:

11.08.090 **FIRE CODE:** The 2013 edition of the California Fire Code, including all appendices as compiled and published by the International Code Council

hereinafter referred to as the "Fire Code," one copy of which has been filed for use and examination by the public in the office of the Building Official, is hereby referred to and such code is hereby adopted and made a part hereof, the same as if fully set forth in this chapter, and shall be the Fire Code of the City, except for the following additions, deletions, and amendments:

1. Amend Section [A] 101.1 – Title to read: These regulations shall be known as the Fire Code for the City of Gonzales, hereafter referred to as "Fire Code."
2. Amend Section [A] 101.2.1 – Appendices to read as follows: Provisions in Appendix Chapter 4 and Appendices B, BB, C, CC, D, E, F, G, H, I, K, and M are hereby adopted in their entirety and shall apply.
3. Amend Section [A] 109.4 – Violation Penalties, to read:
Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of an infraction, punishable by a fine not more than five hundred dollars (\$500.00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.
4. Amend Section [A] 111.4 – Failure to Comply, to read:
Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an infraction as specified in Section 109.4 of this code.
5. Add Section 307.2.2 – Authority to Rescind Permit. The fire code official shall be permitted to rescind a permit and not permit further burning at the location if further burning is deemed to be a nuisance or constitutes a hazardous condition.
6. Add Section 307.2.3 – Hours of Burning. Open burning shall be permitted only from dawn until noon each day. Fires shall be completely extinguished before dusk each day.
7. Add Section 319 – Idle Pallets.
Section 319.0 – Definition. An Idle Pallet is a pallet or similar product and/or lifting device not currently in use and empty of product.

Section 319.1 - General. The requirements of this section apply to all pallets, whether wood or plastic.

Section 319.2 – Inside Storage. Idle Pallets may be stored within a building if the building is sprinklered in accordance with NFPA 13.

Section 319.3 – Outside Storage.

1. Idle pallet stacks shall not exceed twenty feet (20') in height.
2. Idle pallet stacks shall not cover an area of greater than 400 square feet (400 ft²), except as approved by the Fire Code Official.
3. Idle pallet stacks shall be arranged to form stackable piles.
4. A distance of not less than twenty-five feet (25') shall separate stacks.
5. Stacks shall be no closer than twenty-five feet (25') to any property line.
6. Stacks shall be no closer than twenty-five feet (25') to any other yard storage.
7. Stacks shall be no closer than the distance shown in Table 318.3 to buildings.

**Table 319.3 – Required Clearances between Outside
Idle Pallet Storage and Buildings**

Wall Construction	Under 50 Pallets	51-200 Pallets	Over 200 Pallets
masonry with no openings	no restrictions	no restrictions	fifteen feet (15')
masonry with wired glass in openings, outside sprinklers, and one-hour doors	no restrictions	ten feet (10')	Twenty feet (20')
masonry with wired or plain glass, outside sprinklers, and ¾ hour doors	ten feet (10')	twenty feet (20')	thirty feet (30')
wood or metal with outside sprinklers	ten feet (10')	twenty feet (20')	thirty feet (30')
wood, metal, or other	twenty feet (20')	thirty feet (30')	fifty feet (50')

8. Add Section 603.6.6 – Spark Arresters. An approved spark arrester shall be installed on all chimneys, incinerators, smokestacks, or similar devices for conveying smoke or hot gasses to the outer air.
9. Add Section 901.1.1 – Responsibility. The owner of the protected premises shall be responsible for all fire protection systems within the protected premises, whether existing or installed under this code.
10. Add Section 901.6.3 – Qualifications. All personnel performing any inspection, testing or maintenance of any fire protection system shall be qualified. Where such inspection, testing, and maintenance is performed by an outside service company, the company shall be appropriately licensed in accordance with the California Business & Professions Code or by the California State Fire Marshal.

11. Amend Section 903.2 – Where Required, to read:
Approved automatic sprinkler systems shall be provided in all new buildings and structures constructed, moved into, or relocated within jurisdiction.
12. Add Section 903.2.0 – Exceptions.
 - (1) Structures less than five hundred square feet (500 ft²) not classified as Group R.
 - (2) Accessory structures associated with existing non-sprinklered R-3 occupancies (one or two family dwellings) and less than five hundred square feet (500 ft²).
13. Amend the following sections to change the area requiring fire sprinkler installation:
 - (A) 903.2.1.1 – Group A-1. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (B) 903.2.1.2 – Group A-2. Change five-thousand square feet (5,000 ft²) to five-hundred square feet (500 ft²).
 - (C) 903.2.1.3 – Group A-3. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (D) 903.2.1.4 – Group A-4. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (E) 903.2.1.5 – Group A-5. Change one-thousand square feet (1,000 ft²) to five-hundred square feet (500 ft²).
 - (F) 903.2.3 – Group E. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (G) 903.2.4 – Group F-1. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (H) 903.2.4.1 – Woodworking Operations. Change two-thousand five-hundred square feet (2,500 ft²) to five-hundred square feet (500 ft²).
 - (I) 903.2.7 – Group M. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (J) 903.2.9 – Group S-1. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (K) 903.2.9.1 – Repair Garages. Change ten-thousand square feet (10,000 ft²) and twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (L) 903.2.9.2 – Bulk Storage of Tires. Change twenty-thousand square feet (20,000 ft²) to five-hundred square feet (500 ft²).
14. Amend Section 903.2.8 – Group R, to read:
An automatic sprinkler system installed in accordance with Section 903.3 shall be provided in all buildings with a Group R fire area, including, but not limited to, one- and two-family dwellings, townhomes, and manufactured homes and mobile homes located outside of licensed mobile home parks hereafter constructed, moved into or relocated within the jurisdiction, including all additions to buildings already equipped

with automatic fire sprinkler systems.

15. Add Section 903.3.1.2.2 – Attics. Where NFPA 13R sprinkler systems are installed; all attic areas shall be provided with sprinkler protection in accordance with NFPA 13.
16. Add Section 903.3.1.2.3 – Sprinkler Control Valves. Where NFPA 13R sprinkler systems are installed, sprinkler system control valves shall be installed in accordance with NFPA 13.
17. Add Section 903.3.1.2.4 – Bathrooms. Automatic sprinklers shall be installed in all bathrooms, regardless of square footage, where an electrical receptacle is installed.
18. Add Section 903.3.1.2.5 – Accessible Areas. Automatic sprinklers shall be installed in all accessible areas.
19. Add Section 903.3.1.3.1 – Testing. All fire sprinkler systems installed in one- and two-family dwellings shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for a two-hour duration.
20. Add Section 903.3.1.3.2 – Shut-Off Valve. Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems. A separate shut-off valve for the domestic system only shall be permitted to be installed.
21. Add Section 903.3.1.3.3 – Bathrooms. Automatic sprinklers shall be installed in all bathrooms, regardless of square footage, where an electrical outlet is installed.
22. Add Section 903.3.1.3.4 – Garages. Automatic sprinklers shall be installed in all attached garages and other accessory structures.
23. Add Section 903.3.1.3.5 – Accessible Areas. Automatic sprinklers shall be installed in all accessible areas.
24. Add Section 903.3.1.3.6 – Alarm. Local water flow alarms shall be provided on all sprinkler systems. Local water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than 75 dbA. Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit.

25. Add Section 903.4.2.1 – Notification. Where an automatic fire sprinkler system is installed in a building with more than one tenant or with over 100 heads, audible and visual notification appliances shall be installed throughout the building as follows:
- (a) Audible notification appliances shall be so installed so as to be audible at 15 dbA above the average sound pressure level in the area installed.
 - (b) Visual notification appliances shall be installed in all public and common use areas, restrooms, and corridors in accordance with the spacing requirements of NFPA 72.
 - (c) Exception. This does not apply to Group R-3 occupancies.
26. Section 903.4.1 is amended to read as follows:
- 903.4.1 Signals. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.
27. Add Section 905.3.0 – Standpipe System Required.
- In addition to other requirements listed in the Fire Code, a Fire Department approved standpipe system meeting Section 905 standards shall be required in buildings where additions to existing buildings or new construction of commercial or industrial occupancies any time the following conditions are met:
- a. Any single story buildings larger than fifty thousand square feet (50,000 ft²).
 - b. Any single story buildings smaller than fifty thousand square feet (50,000 ft²), if any point within the building is further than one hundred fifty feet (150 ft.) from a normal entry or exit point.
 - c. Any multi-story building over seventy-five thousand square feet (75,000 ft²).
 - d. Any single story building that because of occupancy type or use presents a very high fire danger as determined by the Fire Department.
 - e. This requirement may be, but is not required to be, waived by the Fire Department if special mitigation measures are incorporated into the building beyond fire sprinklers.
28. Add Appendix M – Alternative Energy Systems.
- Section M101 – General
- M101.1 – Scope. Applications for the installation, additions, or remodel of alternative energy systems, including but not limited to photovoltaic and wind generation systems, shall be subject to this appendix when conditioned by the Fire Code Official.
- M101.2 – Conflicting Sections. Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the Fire Code Official.
- M102 – Signing and Marking: All photovoltaic systems shall be permanently marked as specified in this section.

M102.1 – Main Service Disconnect.

a. **Main Panel Marking.** A placard is required to be permanently affixed to the main service disconnect panel. The placard shall be red in color with white capital letters at least three-quarters of an inch ($\frac{3}{4}$ ") in height and in a non-serif font, to read "SOLAR DISCONNECT INSIDE PANEL." The placard shall be constructed of weather-resistant, durable plastic with engraved letters, or other approved material.

b. **Circuit Disconnect Means Marking.** A permanent label is to be affixed adjacent to the circuit breaker controlling the inverter or other photovoltaic system electrical controller. The label shall have contrasting color capital letters at least three-eighths of an inch ($\frac{3}{8}$ ") in height and in non-serif font, to read "SOLAR DISCONNECT." The label shall be constructed of durable adhesive material or other approved material.

M102.2 – Direct Current (DC) Conduits, Raceways, Enclosures, Cable Assemblies, and Junction Boxes.

a. Markings are required on all interior and exterior direct current (DC) conduits, raceways, enclosures, cable assemblies, and junction boxes.

b. Markings shall be placed on all DC conduits, raceways, enclosures, and cable assemblies every ten feet (10'), at turns, and above and below penetrations. Marking shall also be placed on all DC combiner and junction boxes.

c. Markings for DC conduits, raceways, enclosures, cable assemblies, and junction boxes shall be red with white lettering with minimum three-eighths of an inch ($\frac{3}{8}$ ") capital letters in a non-serif font, to read "WARNING: SOLAR CIRCUIT." Marking shall be reflective, weather resistant, and suitable for the environment. Materials used should be in compliance with UL Standard 969.

M102.3 – Secondary Power Sources. Where photovoltaic systems are interconnected to battery systems, generator backup systems, or other secondary power systems, additional signage acceptable to the Fire Code Official shall be required indicating the location of the secondary source shutoff switch.

M102.4 – Installer Information. Signage acceptable to the Fire Code Official indicating the name and emergency telephone number of the installing contractor shall be required to be installed adjacent to the main disconnect.

M102.5 – Inverters. No markings are required for inverters.

M103 – Building Mounted Photovoltaic Systems.

M103.1. All building or roof mounted photovoltaic systems shall be installed as specified in this section.

a. **Access, Pathways, and Smoke Ventilation.** Access and spacing requirements shall be observed to ensure emergency access to the roof, provide pathways for specific areas of the roof, provide for smoke ventilation opportunity areas, and to provide emergency egress from the roof.

b. **Exceptions.** Exceptions to the requirements in this section shall be permitted to be granted by the Fire Code Official where access, pathway, or ventilation requirements are reduced due to any of the following circumstances:

(1) proximity and type of adjacent exposures.

(2) alternative access opportunities, as from adjoining roofs.

- (3) ground level access to the roof.
- (4) adequate ventilation opportunities below solar arrays.
- (5) adequate ventilation opportunities afforded by module setback from other rooftop equipment.
- (6) automatic ventilation devices.
- (7) new technologies, methods, or other innovations that ensure adequate fire department access, pathways, and ventilation opportunities.
- c. Designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch.
- d. All roof dimensions shall be measured to centerline.
- e. Roof access points shall be defined as areas where ladders are not placed over openings (windows or doors), are located at strong points of building construction, and in locations where they will not conflict with overhead obstructions (tree limbs, wires, or signs).

M103.2 – Household Systems (one- and two-story dwellings)

a. Access and Pathways.

(1) Hip and Roof Layouts. Modules shall be located in a manner that provides one (1) three-foot (3') wide clear pathway from the eave to the ridge of each roof slope where the modules are located. The access pathway shall be located at the structurally sound location on the building, such as bearing wall. EXCEPTION: where adjoining roof planes provide a three-foot (3') wide access pathway.

(2) Single Ridge Layouts. Modules shall be located in a manner that provides two (2) three-foot (3') wide access pathways from the eave to the ridge on each roof slope where the modules are located.

(3) Hip and Valley Layouts. Modules shall be located no closer than one and one-half feet (1-½') to a hip or valley if modules are to be placed on both sides of a hip or valley. Where modules are located on only one side of a hip or valley that is of equal length, the modules shall be permitted to be placed directly adjacent to the hip or valley.

b. Ridge Setback. The modules shall be located no higher than one and one-half feet (1-½') below the ridge.

M103.3 – Commercial Systems.

a. Definition. Commercial systems shall be defined as all photovoltaic systems installed on or for any occupancy other than one or two family dwellings.

b. Alternative Requirements. Where the Fire Code Official determines that the roof configuration is similar to residential (i.e., townhouses, condominiums, or single family attached buildings), the Fire Code Official may permit use of M103.2 standards.

c. Access. There shall be a minimum of six feet (6') wide clear perimeter around the edges of the roof. The Fire Code Official may allow four feet (4') clearance in special circumstances.

d. Pathways. Pathways shall be established as follows:

- (1) pathways shall be over structural members.
- (2) centerline axis pathways shall be provided in both axis of the roof.
- (3) centerline axis pathways shall run on structural members or over the next closest

structural member nearest to the centerlines of the roof.

(4) pathways shall be straight lines not less than four feet (4') clear to skylights, ventilation hatches, and/or roof standpipes.

(5) pathways shall provide not less than four feet (4') clear around access hatches with at least one not less than four feet (4') clear pathway to the parapet or roof edge.

e. Smoke Ventilation.

(1) solar arrays shall be no greater than one-hundred and fifty feet (150') by one-hundred and fifty feet (150') in distance in either axis.

(2) ventilator options between array sections shall be (a) a pathway eight feet (8') or greater in width; (b) a pathway four feet (4') or greater in width and bordering on existing roof skylights or ventilator hatches; or (c) a pathway four feet (4') or greater in width and bordering four feet and eight inches (4' x 8") "venting cutout" every twenty feet (20') on alternating sides of the pathway.

M104 – Locations of Direct Current (DC) Conductors.

a. Exterior mounted DC conduits, wiring systems, and raceways for photovoltaic circuits shall be located as close as possible to the ridge, hip, or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.

b. Conduit runs between sub-arrays and DC combiner boxes shall use design guidelines that minimize the total amount of conduit by taking the shortest path from the array to the DC combiner box.

c. DC combiner boxes shall be located so that conduit runs are minimized in the pathways between arrays.

d. DC wiring shall be run in metallic conduits or raceways when located within enclosed spaces in a building and shall be run as follows:

(1) when runs perpendicular or parallel to a load bearing member, a minimum ten-inch (10") space below roof decking or sheeting shall be maintained.

(2) where flexible metal conduit (FMC) or metal clad cable (MC) contains photovoltaic power circuit conductors is installed across ceilings or floor joists, the raceway or cable shall be protected by guard strips.

M105 – Ground-Mounted Photovoltaic Systems.

M105.1 – Markings. Markings shall be in accordance with Section M102.

M105.2 – Setbacks. Special setback requirements do not apply to ground-mounted photovoltaic arrays. Zoning regulations apply to photovoltaic arrays as structures.

M105.3 – Clearances. A clear area of five feet (5') around ground-mounted photovoltaic installations shall be provided.

M105.4 – Non-Combustible Base. A gravel base or other non-combustible base shall be installed and maintained under and around the installation.

M105.5 – Protection. Fencing, skirting, or other suitable security barrier shall be installed when required by the Fire Code Official. Note: Security barriers are intended to protect individuals and animals from contact with energized conductors or other components.

M105.6 – Fire Sprinkler Protection. Fire sprinkler protection is not required for

ground-mounted photovoltaic installations.

Section 8. Section 11.08.100- Referenced Standards Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced as follows:

11.08.100 REFERENCED STANDARDS CODE: The 2013 edition of the California referenced standards code, including all appendices as compiled and published by the California building standards commission, hereinafter referred to as the "standards code," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted by reference and made a part hereof, the same as if fully set forth in this chapter, and shall be the standards code of the city.

This ordinance was introduced and read on the 3rd day of February 2014 and was finally adopted on the ____ day of February, 2014 by the following vote:

AYES:	COUNCILMEMBERS:
NOES:	COUNCILMEMBERS:
ABSENT:	COUNCILMEMBERS:
ABSTAIN:	COUNCILMEMBERS:

APPROVED:

Maria Orozco, Mayor

ATTEST:

Rene L. Mendez, City Clerk



City of Gonzales

AGENDA
ITEM

9

SPECIAL PROJECTS

STAFF REPORT

TO: Honorable Mayor Orozco and City Council

DATE: February 3, 2014

FROM: Harold R. Wolgamott, Emergency Services Director/Special Projects Analyst

THROUGH: René L. Mendez, City Manager

SUBJECT: Adoption of Updated Building Codes – Ordinance 2014-76

RECOMMENDATION

Staff recommends the City Council introduce, waive reading, and read by title only Ordinance 2014-76 adopting updated versions of the California Building Codes, as amended based upon local conditions listed within this staff report.

BACKGROUND

The California Building Standards Commission amends the state building codes periodically with major revisions every three years. The State of California published and adopted the 2013 model codes in July 2013 to take effect January 1, 2014.

California Health and Safety Code, specifically section 18935 controls the adoption process. Local Jurisdictions may make local revisions upon adoption based upon local conditions and needs. Local climatic, geological, and topographical conditions must be used to justify changes. All local changes shall be submitted to the Building Standards Commission.

REVIEW AND ANALYSIS

The City has the option of enforcing the State approved model codes as is. Gonzales and most communities have previously adopted local modifications requiring stricter regulations based upon local conditions as allowed by state law, specifically the Health and Safety Code. Gonzales has previously amended the codes due to the local seismic conditions, flood prone areas, geology, wind, and fire hazard areas.

Staff recommends continuing to use the previous versions of the Administration, Housing, and Abatement of Dangerous Buildings Codes. The 1997 versions of these codes has been a standard for many years and have proven reliable for Gonzales' use.

Staff recommends adoption of the 2013 version of the Building, Residential, Electrical, Mechanical, Plumbing, Energy, Fire, Green Building, and referenced Standards Codes as modified in Ordinance 2014-__ and as periodically modified by the California Building Standards Commission.

Staff has determined that the changes listed in Ordinance 2014-__ are consistent with state adopted codes amended for Gonzales conditions and asks the City Council to adopt the ordinance confirming the local conditions justify the local modifications.

Explain Recommendation and How it Supports the Vision

Gonzales will continue to be a safe, clean, family-friendly community, diverse in its heritage, and committed to working collaboratively to preserve and retain its small town charm.

Explain: Adoption of the local modifications and updated building codes will insure Gonzales' growth is constructed and maintained in a safe manner.

Explain how the Recommendation Directly Implements the Mission

The City Council and Staff of the City of Gonzales will realize our Vision by providing the leadership, commitment, and resources necessary to provide excellent services that enhance the quality of life of our diverse community.

Explain: The quality of life in Gonzales is partially dependent on safe buildings constructed and maintained properly to keep Gonzales residents safe and secure. Ordinance 2014-__ is part of the resource commitment to keep Gonzales safe and allow staff to provide excellent services.

City services will be delivered in a cost-effective, respectful, and friendly manner to insure the safety and well being of the residents and the promotion of business, recreational, housing and employment opportunities in an environmentally sustainable manner.

Explain: The updated codes do not have any onerous effects but maintain safety above all other concerns. Safety housing, employment, and businesses are the focus if this effort.

Strong fiscal policies allow us to provide appropriate infrastructure for:

- *Public Safety* X Yes No NA
- *Housing* X Yes No NA
- *Recreation* Yes No X NA
- *Environment* X Yes No NA
- *Education* Yes No X NA

Explain: Adopting the 2013 state model codes with local amendments will insure appropriate safe infrastructure to carry Gonzales into the future.

ALTERNATIVES

Gonzales could adopt the model codes as is. This would reduce the current level of protection Gonzales has enjoyed over the years making our area safer than the minimum standards that work in areas not affected by our earthquakes, wind, flooding, and geology. Staff recommends against this option.

Gonzales could use the current Administrative Code instead of the 1997 version we have been using since its original adoption. The current code changes dramatically the method of computation of building fees. Most agencies are still using the older version allowing for minimum interruption of services and minimum fee changes. Staff recommends against this option to continue our excellent services at reasonable costs.

Gonzales could increase the level of building performance in the Green Building Code. The proposed level is the minimum to impact local construction costs the least. IF the City Council wants to raise the level of requirements, staff can incorporate this change. Otherwise, staff recommends the minimum performance requirements at this time. Some measures that were voluntary in 2013 are now mandatory in 2014 already.

BUDGET IMPACT

There is no budget impact caused by the adoption of the 2013 codes as amended locally in Ordinance 2014-76.

CONCLUSION

Staff recommends the City Council introduce, waive reading, and read by title only Ordinance 2014-76 adopting updated versions of the California Building Codes, as amended based upon local conditions listed within this staff report.

ORDINANCE NUMBER 2014-76

AN ORDINANCE OF THE CITY OF GONZALES AMENDING TITLE 11 OF THE GONZALES CITY CODE TITLED "BUILDING REGULATIONS" BY ADOPTION AND REFERENCED AMENDMENTS TO;

'1997 Uniform Administrative Code,
'2013 California Building Code, Title 24, Part 2, Volumes 1 and 2,
'2013 California Residential Code, Title 24, Part 2.5,
'2013 California Electrical Code, Title 24, Part 3,
'2013 California Mechanical Code, Title 24, Part 4,
'2013 California Plumbing Code, Title 24, Part 5,
'2013 California Energy Code, Title 24, Part 6,
'2013 California Fire Code, Title 24, Part 9,
'2013 California Green Building Standards Code, Title 24, Part 11,
'2013 California Referenced Standards Code, Title 24, Part 12,
'1997 Uniform Housing Code,
'1997 Uniform Code for the Abatement of Dangerous Buildings

BE IT HEREBY ORDAINED by the City Council of the City of Gonzales as follows:

Section 1. Amend Gonzales City Code Chapter 11.06.020 - Administrative Code, as follows:

11.06.20 - ADDITIONS, DELETIONS AND AMENDMENTS: The additions, deletions, and amendments set forth in this section are hereby made to the Administrative Code, as adopted by reference in section 11.06.010 of this chapter.

Section 103 - Definitions change as follows:

Building Code is the 2013 California Building Code promulgated by the International Code Council.

Dangerous Building Code is the 1997 uniform code for the abatement of dangerous buildings promulgated by the International Conference of Building Officials.

Section 2. Replace the text of Gonzales City Code Chapter 11, Section 11.08.030 - Building Code, as follows:

11.08.030 A - The 2013 edition of the California Building Code Volumes I and II, California Residential Code, California Green Building Standards Code, including all appendices as compiled and published by the International Code Council and amended by the state of California, hereinafter referred to as the "Building Codes", one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and, except as to additions, deletions and amendments hereinafter noted, such code is hereby adopted and made a part hereof, the same as if fully set forth in this chapter, and shall be the Building Code of the City.

11.08.030 B. - Additions, Deletions, and Amendments:

O'Brien, Laurie@DGS

From: Harold Wolgamott <hwolgamott@ci.gonzales.ca.us>
Sent: Tuesday, April 15, 2014 4:32 PM
To: OrdinanceFilings@DGS
Cc: Paula Bonincontri
Subject: City of Gonzales' Adopted Building Codes
Attachments: Ordinance 2014-76.pdf

This is Gonzales' adopted ordinance signed as required.

Harold R Wolgamott
City of Gonzales
Emergency Services Director
Special Projects Analyst
831-594-8101



Gonzales Grows Green
Sustainable Community Initiative
Please think before you print

ORDINANCE NUMBER 2014-76

AN ORDINANCE OF THE CITY OF GONZALES AMENDING TITLE 11 OF THE
GONZALES CITY CODE TITLED "BUILDING REGULATIONS" BY ADOPTION AND
REFERENCED AMENDMENTS TO;

1997 Uniform Administrative Code,
2013 California Building Code, Title 24, Part 2, Volumes 1 and 2,
2013 California Residential Code, Title 24, Part 2.5,
2013 California Electrical Code, Title 24, Part 3,
2013 California Mechanical Code, Title 24, Part 4,
2013 California Plumbing Code, Title 24, Part 5,
2013 California Energy Code, Title 24, Part 6,
2013 California Fire Code, Title 24, Part 9,
2013 California Green Building Standards Code, Title 24, Part 11,
2013 California Referenced Standards Code, Title 24, Part 12,
1997 Uniform Housing Code,
1997 Uniform Code for the Abatement of Dangerous Buildings

BE IT HEREBY ORDAINED by the City Council of the City of Gonzales as follows:

Section 1. Section 11.06.020- Additions, Deletions, and Amendments of Chapter 11.06 of the Gonzales City Code is hereby deleted in its entirety and replaced with the following:

11.06.020 **ADDITIONS, DELETIONS, AND AMENDMENTS** - The additions, deletions and amendments set forth in this section are hereby made to the administrative code, as adopted by reference in Section 11.06.010 of this chapter.

Section 103 – Definitions

Change as follows:

Building Code is the 2013 California Building Code promulgated by the International Code Council.

Dangerous Building Code is the 1997 uniform code for the abatement of dangerous buildings promulgated by the International Conference of Building Officials.

Section 2. Section 11.08.030-Building Code of Chapter 11.08 of the Gonzales City Code is hereby deleted in its entirety and replaced with the following:

11.08.030: **BUILDING CODE** - The 2013 edition of the California Building Code Volumes I and II, California Residential Code, and California Green Building Standards Code, including all appendices as compiled and published by the International Code Council and amended by the state of California, hereinafter referred to as the "Building Codes," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted and made a part hereof, the same as if fully set forth in this chapter, and shall be the Building Code of the City, except for the

following additions, deletions, and amendments:

1. Amend Chapter 2, Section 202 - Definition of Dwelling Unit by adding the following line at the end of the section: A dwelling unit shall be limited to not more than one family or a congregate residence for ten or less persons.
2. Add Section 406.3.3.1 – Ventilation. For natural ventilation purposes, the exterior sides of the structure shall have a uniform distribution of vented area. The area of such openings shall be at least 64 in² (sixty-four square inches) for each 180 ft² (one hundred eighty square feet) of floor area or portions thereof. Main entry garage portals are exempt from ventilation this ventilation requirement.
3. Add Section 804.5 – Sanitation. Toilet room floors shall have a smooth, hard, and non-absorbent surface such as Portland cement, concrete, ceramic tile, or other approved material that extends upward onto the walls at least 5" (five inches).
In other than dwelling units, walls within 2' (two feet) of the front and sides of urinals and water closets shall have a smooth, hard, and non-absorbent surface such as Portland cement, concrete, ceramic tile, or other approved material that extends upward onto the walls at least 4' (four feet). The material used in such walls shall be of a type that is not adversely affected by moisture.
Showers in all occupancies shall be finished to a height of 70" (seventy inches) above drain inlet. Such walls shall be of a type that is not adversely affected by moisture.
4. Add to Section 903.2.7 - Exemptions.
Add exemption as follows:
Existing unsprinklered structures to which additions, alterations, or repairs are made that involve the addition, removal, or replacement of less than 50% (fifty percent) of the linear length of the walls of the existing building (exterior plus interior) within a one-year period.
5. Amend Section 907.2.10.2 – Automatic Smoke Detection System – Delete Exception.
6. Add Section 1007.1.1 – Height. Except as specified elsewhere in this chapter, the means of egress system shall have a clear height of not less than 7' (seven feet) measured vertically from the walking surface to the lowest projection from the ceiling or overhead structure. Exit doorways shall be a minimum of 6' 8" (six feet eight inches).
7. Amend Section 1013.5 - Screen Porches deleting reference to screened porches, making the section applicable to all porches and decks by deleting "which are enclosed with insect screening."

8. Add Section 1017.6 – Windows. Windows in corridor walls shall be protected by fixed glazing listed and labeled or marked for fire protection rating of at least 3/4 hr. (three-fourths of an hour). The total area of windows in a corridor shall not exceed 25% (twenty-five percent) of the area of a common wall with any room.
9. Add Section 1910.1.1 – General. All floor slabs supported directly on ground shall contain welded-wire fabric of a size not less than 6" X 6" #10 EWM (six inches by six inches number ten electric welded metal) installed at mid depth.
10. Add to Section 2308.2 - Limitations. Add numbered paragraph 9 as follows:
Conventional light-frame construction is allowed in buildings that are not protected by a fire sprinkler system if a horizontal assembly as defined in Chapter 2 Section 202 protects the light-frame construction. The F rating of this assembly shall be at least one hour.
11. Amend Section [A] 105.2 - Work Exempt from Permit, Building: number 7 by removing "Tiling."
12. Amend Section [A] 105.2 - Work Exempt from Permit, Building: number 11 by limiting the exemption to swing sets not exceeding 7' (seven feet) in height above ground level.
13. Delete Section [A] 105.1.1 - Annual Permit.
14. Delete Section [A] 105.1.2 - Annual Permit Records.
15. Amend Section [A] 105.7 - Placement of Permit to read:
The building permit or copy shall be kept on the site of the work in a conspicuous location until completion of the project.
16. Add to Section [A] 110.5 - Inspection Requests, the following paragraph at the end of the section:
Every request for inspection shall be filed at least one workday before such inspection is desired. Such request may be in writing or by telephone at the option of the building official.
17. Pursuant to Section 17958.5 of the California Health and Safety Code, the aforementioned modification or change to the California building standards code is hereby made because of local strong prevailing winds and the close proximity of active earthquake faults.

Section 3. Section 11.08.040- Electrical Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced as follows:

11.08.040: **ELECTRICAL CODE:** The 2013 edition of the California electrical code, as compiled and published by the National Fire Protection Association with necessary California amendments, hereinafter referred to as the "electrical code," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted by reference and made a part hereof, the same as if fully set forth in this chapter, and shall be the electrical code of the city.

Section 4. Section 11.08.050- Mechanical Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced as follows:

11.08.050 **MECHANICAL CODE:** The 2013 edition of the California mechanical code, including all appendices, as compiled and published by the International Code Council and amended by the state of California, hereinafter referred to as the "mechanical code," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted by reference and made a part hereof, the same as if fully set forth in this chapter, and shall be the mechanical code of the city.

Section 5. Section 11.08.060 – Plumbing Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced as follows:

11.08.060: **PLUMBING CODE:** The 2013 edition of the California plumbing code, including all appendices, as compiled and published by the International Code Council and amended by the state of California, hereinafter referred to as the "plumbing code," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted by reference and made a part hereof, the same as if fully set forth in this chapter, and shall be the plumbing code of the city.

Section 6. Section 11.08.070- Energy Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced as follows:

11.08.070: **ENERGY CODE:** The 2013 edition of the California energy code, including all appendices, as compiled and published by the California building standards commission, hereinafter referred to as the "energy code," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted by reference and made a part hereof, the same as if fully set forth in this chapter, and shall be the energy code of the city.

Section 7. Section 11.08.090- Fire Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced with the following:

11.08.090 **FIRE CODE:** The 2013 edition of the California Fire Code, including all appendices as compiled and published by the International Code Council

hereinafter referred to as the "Fire Code," one copy of which has been filed for use and examination by the public in the office of the Building Official, is hereby referred to and such code is hereby adopted and made a part hereof, the same as if fully set forth in this chapter, and shall be the Fire Code of the City, except for the following additions, deletions, and amendments:

1. Amend Section [A] 101.1 – Title to read: These regulations shall be known as the Fire Code for the City of Gonzales, hereafter referred to as "Fire Code."
2. Amend Section [A] 101.2.1 – Appendices to read as follows: Provisions in Appendix Chapter 4 and Appendices B, BB, C, CC, D, E, F, G, H, I, K, and M are hereby adopted in their entirety and shall apply.
3. Amend Section [A] 109.4 – Violation Penalties, to read:
Persons who shall violate any provision of this code or shall fail to comply with any of the requirements thereof or shall erect, install, alter, repair or do work in violation of the approved construction documents or directive of the fire code official, or of a permit or certificate used under provisions of this code, shall be guilty of an infraction, punishable by a fine not more than five hundred dollars (\$500:00). Each day that a violation continues after due notice has been served shall be deemed a separate offense.
4. Amend Section [A] 111.4 – Failure to Comply, to read:
Any person who shall continue any work after having been served with a stop work order, except such work as that person is directed to perform to remove a violation or unsafe condition, shall be guilty of an infraction as specified in Section 109.4 of this code.
5. Add Section 307.2.2 – Authority to Rescind Permit. The fire code official shall be permitted to rescind a permit and not permit further burning at the location if further burning is deemed to be a nuisance or constitutes a hazardous condition.
6. Add Section 307.2.3 – Hours of Burning. Open burning shall be permitted only from dawn until noon each day. Fires shall be completely extinguished before dusk each day.
7. Add Section 319 – Idle Pallets.
Section 319.0 – Definition. An Idle Pallet is a pallet or similar product and/or lifting device not currently in use and empty of product.

Section 319.1 - General. The requirements of this section apply to all pallets, whether wood or plastic.

Section 319.2 – Inside Storage. Idle Pallets may be stored within a building if the building is sprinklered in accordance with NFPA 13.

Section 319.3 – Outside Storage.

1. Idle pallet stacks shall not exceed twenty feet (20') in height.
2. Idle pallet stacks shall not cover an area of greater than 400 square feet (400 ft²), except as approved by the Fire Code Official.
3. Idle pallet stacks shall be arranged to form stackable piles.
4. A distance of not less than twenty-five feet (25') shall separate stacks.
5. Stacks shall be no closer than twenty-five feet (25') to any property line.
6. Stacks shall be no closer than twenty-five feet (25') to any other yard storage.
7. Stacks shall be no closer than the distance shown in Table 318.3 to buildings.

Table 319.3 – Required Clearances between Outside
Idle Pallet Storage and Buildings

Wall Construction	Under 50 Pallets	51-200 Pallets	Over 200 Pallets
masonry with no openings	no restrictions	no restrictions	fifteen feet (15')
masonry with wired glass in openings, outside sprinklers, and one-hour doors	no restrictions	ten feet (10')	Twenty feet (20')
masonry with wired or plain glass, outside sprinklers, and ¾ hour doors	ten feet (10')	twenty feet (20')	thirty feet (30')
wood or metal with outside sprinklers	ten feet (10')	twenty feet (20')	thirty feet (30')
wood, metal, or other	twenty feet (20')	thirty feet (30')	fifty feet (50')

8. Add Section 603.6.6 – Spark Arresters. An approved spark arrester shall be installed on all chimneys, incinerators, smokestacks, or similar devices for conveying smoke or hot gasses to the outer air.
9. Add Section 901.1.1 – Responsibility. The owner of the protected premises shall be responsible for all fire protection systems within the protected premises, whether existing or installed under this code.
10. Add Section 901.6.3 – Qualifications. All personnel performing any inspection, testing or maintenance of any fire protection system shall be qualified. Where such inspection, testing, and maintenance is performed by an outside service company, the company shall be appropriately licensed in accordance with the California Business & Professions Code or by the California State Fire Marshal.

11. Amend Section 903.2 – Where Required, to read:
Approved automatic sprinkler systems shall be provided in all new buildings and structures constructed, moved into, or relocated within jurisdiction.
12. Add Section 903.2.0 – Exceptions.
 - (1) Structures less than five hundred square feet (500 ft²) not classified as Group R.
 - (2) Accessory structures associated with existing non-sprinklered R-3 occupancies (one or two family dwellings) and less than five hundred square feet (500 ft²).
13. Amend the following sections to change the area requiring fire sprinkler installation:
 - (A) 903.2.1.1 – Group A-1. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (B) 903.2.1.2 – Group A-2. Change five-thousand square feet (5,000 ft²) to five-hundred square feet (500 ft²).
 - (C) 903.2.1.3 – Group A-3. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (D) 903.2.1.4 – Group A-4. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (E) 903.2.1.5 – Group A-5. Change one-thousand square feet (1,000 ft²) to five-hundred square feet (500 ft²).
 - (F) 903.2.3 – Group E. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (G) 903.2.4 – Group F-1. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (H) 903.2.4.1 – Woodworking Operations. Change two-thousand five-hundred square feet (2,500 ft²) to five-hundred square feet (500 ft²).
 - (I) 903.2.7 – Group M. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (J) 903.2.9 – Group S-1. Change twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (K) 903.2.9.1 – Repair Garages. Change ten-thousand square feet (10,000 ft²) and twelve-thousand square feet (12,000 ft²) to five-hundred square feet (500 ft²).
 - (L) 903.2.9.2 – Bulk Storage of Tires. Change twenty-thousand square feet (20,000 ft²) to five-hundred square feet (500 ft²).
14. Amend Section 903.2.8 – Group R, to read:
An automatic sprinkler system installed in accordance with Section 903.3 shall be provided in all buildings with a Group R fire area, including, but not limited to, one- and two-family dwellings, townhomes, and manufactured homes and mobile homes located outside of licensed mobile home parks hereafter constructed, moved into or relocated within the jurisdiction, including all additions to buildings already equipped

with automatic fire sprinkler systems.

15. Add Section 903.3.1.2.2 – Attics. Where NFPA 13R sprinkler systems are installed; all attic areas shall be provided with sprinkler protection in accordance with NFPA 13.
16. Add Section 903.3.1.2.3 – Sprinkler Control Valves. Where NFPA 13R sprinkler systems are installed, sprinkler system control valves shall be installed in accordance with NFPA 13.
17. Add Section 903.3.1.2.4 – Bathrooms. Automatic sprinklers shall be installed in all bathrooms, regardless of square footage, where an electrical receptacle is installed.
18. Add Section 903.3.1.2.5 – Accessible Areas. Automatic sprinklers shall be installed in all accessible areas.
19. Add Section 903.3.1.3.1 – Testing. All fire sprinkler systems installed in one- and two-family dwellings shall be tested for leakage by undergoing a hydrostatic test made at 200 psi for a two-hour duration.
20. Add Section 903.3.1.3.2 – Shut-Off Valve. Each water system supplying both domestic and fire protection systems shall have a single indicating-type control valve, arranged to shut off both the domestic and sprinkler systems. A separate shut-off valve for the domestic system only shall be permitted to be installed.
21. Add Section 903.3.1.3.3 – Bathrooms. Automatic sprinklers shall be installed in all bathrooms, regardless of square footage, where an electrical outlet is installed.
22. Add Section 903.3.1.3.4 – Garages. Automatic sprinklers shall be installed in all attached garages and other accessory structures.
23. Add Section 903.3.1.3.5 – Accessible Areas. Automatic sprinklers shall be installed in all accessible areas.
24. Add Section 903.3.1.3.6 – Alarm. Local water flow alarms shall be provided on all sprinkler systems. Local water flow alarms shall be powered from the main kitchen refrigerator circuit. The local water flow alarm shall be clearly audible from within the master bedroom at an audibility level of not less than 75 dbA. Where no kitchen exists in the building, the water flow alarm shall be powered from the bathroom lighting circuit.

25. Add Section 903.4.2.1 – Notification. Where an automatic fire sprinkler system is installed in a building with more than one tenant or with over 100 heads, audible and visual notification appliances shall be installed throughout the building as follows:
- (a) Audible notification appliances shall be so installed so as to be audible at 15 dbA above the average sound pressure level in the area installed.
 - (b) Visual notification appliances shall be installed in all public and common use areas, restrooms, and corridors in accordance with the spacing requirements of NFPA 72.
 - (c) Exception. This does not apply to Group R-3 occupancies.
26. Section 903.4.1 is amended to read as follows:
- 903.4.1 Signals. Alarm, supervisory and trouble signals shall be distinctly different and shall be automatically transmitted to an approved central station, remote supervising station or proprietary supervising station as defined in NFPA 72, or, when approved by the fire code official, shall sound an audible signal at a constantly attended location. The fire alarm system installed to transmit such signals shall be considered a building fire alarm system.
27. Add Section 905.3.0 – Standpipe System Required.
- In addition to other requirements listed in the Fire Code, a Fire Department approved standpipe system meeting Section 905 standards shall be required in buildings where additions to existing buildings or new construction of commercial or industrial occupancies any time the following conditions are met:
- a. Any single story buildings larger than fifty thousand square feet (50,000 ft²).
 - b. Any single story buildings smaller than fifty thousand square feet (50,000 ft²), if any point within the building is further than one hundred fifty feet (150 ft.) from a normal entry or exit point.
 - c. Any multi-story building over seventy-five thousand square feet (75,000 ft²).
 - d. Any single story building that because of occupancy type or use presents a very high fire danger as determined by the Fire Department.
 - e. This requirement may be, but is not required to be, waived by the Fire Department if special mitigation measures are incorporated into the building beyond fire sprinklers.
28. Add Appendix M – Alternative Energy Systems.
- Section M101 – General
- M101.1 – Scope. Applications for the installation, additions, or remodel of alternative energy systems, including but not limited to photovoltaic and wind generation systems, shall be subject to this appendix when conditioned by the Fire Code Official.
- M101.2 – Conflicting Sections. Where provisions in this appendix conflict with other sections of this code or other appendices, the provisions of this appendix shall prevail unless otherwise directed by the Fire Code Official.
- M102 – Signing and Marking: All photovoltaic systems shall be permanently marked as specified in this section.

M102.1 – Main Service Disconnect.

a. **Main Panel Marking.** A placard is required to be permanently affixed to the main service disconnect panel. The placard shall be red in color with white capital letters at least three-quarters of an inch ($\frac{3}{4}$ ") in height and in a non-serif font, to read "SOLAR DISCONNECT INSIDE PANEL." The placard shall be constructed of weather-resistant, durable plastic with engraved letters, or other approved material.

b. **Circuit Disconnect Means Marking.** A permanent label is to be affixed adjacent to the circuit breaker controlling the inverter or other photovoltaic system electrical controller. The label shall have contrasting color capital letters at least three-eighths of an inch ($\frac{3}{8}$ ") in height and in non-serif font, to read "SOLAR DISCONNECT." The label shall be constructed of durable adhesive material or other approved material.

M102.2 – Direct Current (DC) Conduits, Raceways, Enclosures, Cable Assemblies, and Junction Boxes.

a. Markings are required on all interior and exterior direct current (DC) conduits, raceways, enclosures, cable assemblies, and junction boxes.

b. Markings shall be placed on all DC conduits, raceways, enclosures, and cable assemblies every ten feet (10'), at turns, and above and below penetrations. Marking shall also be placed on all DC combiner and junction boxes.

c. Markings for DC conduits, raceways, enclosures, cable assemblies, and junction boxes shall be red with white lettering with minimum three-eighths of an inch ($\frac{3}{8}$ ") capital letters in a non-serif font, to read "WARNING: SOLAR CIRCUIT." Marking shall be reflective, weather resistant, and suitable for the environment. Materials used should be in compliance with UL Standard 969.

M102.3 – Secondary Power Sources. Where photovoltaic systems are interconnected to battery systems, generator backup systems, or other secondary power systems, additional signage acceptable to the Fire Code Official shall be required indicating the location of the secondary source shutoff switch.

M102.4 – Installer Information. Signage acceptable to the Fire Code Official indicating the name and emergency telephone number of the installing contractor shall be required to be installed adjacent to the main disconnect.

M102.5 – Inverters. No markings are required for inverters.

M103 – Building Mounted Photovoltaic Systems.

M103.1. All building or roof mounted photovoltaic systems shall be installed as specified in this section.

a. **Access, Pathways, and Smoke Ventilation.** Access and spacing requirements shall be observed to ensure emergency access to the roof, provide pathways for specific areas of the roof, provide for smoke ventilation opportunity areas, and to provide emergency egress from the roof.

b. **Exceptions.** Exceptions to the requirements in this section shall be permitted to be granted by the Fire Code Official where access, pathway, or ventilation requirements are reduced due to any of the following circumstances:

- (1) proximity and type of adjacent exposures.
- (2) alternative access opportunities, as from adjoining roofs.

- (3) ground level access to the roof.
- (4) adequate ventilation opportunities below solar arrays.
- (5) adequate ventilation opportunities afforded by module setback from other rooftop equipment.
- (6) automatic ventilation devices.
- (7) new technologies, methods, or other innovations that ensure adequate fire department access, pathways, and ventilation opportunities.
- c. Designation of ridge, hip, and valley does not apply to roofs with 2-in-12 or less pitch.
- d. All roof dimensions shall be measured to centerline.
- e. Roof access points shall be defined as areas where ladders are not placed over openings (windows or doors), are located at strong points of building construction, and in locations where they will not conflict with overhead obstructions (tree limbs, wires, or signs).

M103.2 – Household Systems (one- and two-story dwellings)

a. Access and Pathways.

(1) Hip and Roof Layouts. Modules shall be located in a manner that provides one (1) three-foot (3') wide clear pathway from the eave to the ridge of each roof slope where the modules are located. The access pathway shall be located at the structurally sound location on the building, such as bearing wall. EXCEPTION: where adjoining roof planes provide a three-foot (3') wide access pathway.

(2) Single Ridge Layouts. Modules shall be located in a manner that provides two (2) three-foot (3') wide access pathways from the eave to the ridge on each roof slope where the modules are located.

(3) Hip and Valley Layouts. Modules shall be located no closer than one and one-half feet (1-½') to a hip or valley if modules are to be placed on both sides of a hip or valley. Where modules are located on only one side of a hip or valley that is of equal length, the modules shall be permitted to be placed directly adjacent to the hip or valley.

b. Ridge Setback. The modules shall be located no higher than one and one-half feet (1-½') below the ridge.

M103.3 – Commercial Systems.

a. Definition. Commercial systems shall be defined as all photovoltaic systems installed on or for any occupancy other than one or two family dwellings.

b. Alternative Requirements. Where the Fire Code Official determines that the roof configuration is similar to residential (i.e., townhouses, condominiums, or single family attached buildings), the Fire Code Official may permit use of M103.2 standards.

c. Access. There shall be a minimum of six feet (6') wide clear perimeter around the edges of the roof. The Fire Code Official may allow four feet (4') clearance in special circumstances.

d. Pathways. Pathways shall be established as follows:

- (1) pathways shall be over structural members.
- (2) centerline axis pathways shall be provided in both axis of the roof.
- (3) centerline axis pathways shall run on structural members or over the next closest

structural member nearest to the centerlines of the roof.

(4) pathways shall be straight lines not less than four feet (4') clear to skylights, ventilation hatches, and/or roof standpipes.

(5) pathways shall provide not less than four feet (4') clear around access hatches with at least one not less than four feet (4') clear pathway to the parapet or roof edge.

e. Smoke Ventilation.

(1) solar arrays shall be no greater than one-hundred and fifty feet (150') by one-hundred and fifty feet (150') in distance in either axis.

(2) ventilator options between array sections shall be (a) a pathway eight feet (8') or greater in width; (b) a pathway four feet (4') or greater in width and bordering on existing roof skylights or ventilator hatches; or (c) a pathway four feet (4') or greater in width and bordering four feet and eight inches (4' x 8") "venting cutout" every twenty feet (20') on alternating sides of the pathway.

M104 – Locations of Direct Current (DC) Conductors.

a. Exterior mounted DC conduits, wiring systems, and raceways for photovoltaic circuits shall be located as close as possible to the ridge, hip, or valley and from the hip or valley as directly as possible to an outside wall to reduce trip hazards and maximize ventilation opportunities.

b. Conduit runs between sub-arrays and DC combiner boxes shall use design guidelines that minimize the total amount of conduit by taking the shortest path from the array to the DC combiner box.

c. DC combiner boxes shall be located so that conduit runs are minimized in the pathways between arrays.

d. DC wiring shall be run in metallic conduits or raceways when located within enclosed spaces in a building and shall be run as follows:

(1) when runs perpendicular or parallel to a load bearing member, a minimum ten-inch (10") space below roof decking or sheeting shall be maintained.

(2) where flexible metal conduit (FMC) or metal clad cable (MC) contains photovoltaic power circuit conductors is installed across ceilings or floor joists, the raceway or cable shall be protected by guard strips.

M105 – Ground-Mounted Photovoltaic Systems.

M105.1 – Markings. Markings shall be in accordance with Section M102.

M105.2 – Setbacks. Special setback requirements do not apply to ground-mounted photovoltaic arrays. Zoning regulations apply to photovoltaic arrays as structures.

M105.3 – Clearances. A clear area of five feet (5') around ground-mounted photovoltaic installations shall be provided.

M105.4 – Non-Combustible Base. A gravel base or other non-combustible base shall be installed and maintained under and around the installation.

M105.5 – Protection. Fencing, skirting, or other suitable security barrier shall be installed when required by the Fire Code Official. Note: Security barriers are intended to protect individuals and animals from contact with energized conductors or other components.

M105.6 – Fire Sprinkler Protection. Fire sprinkler protection is not required for

ground-mounted photovoltaic installations.

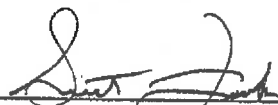
Section 8. Section 11.08.100- Referenced Standards Code of Chapter 11.08 of the Gonzales City Code is deleted in its entirety and replaced as follows:

11.08.100 REFERENCED STANDARDS CODE: The 2013 edition of the California referenced standards code, including all appendices as compiled and published by the California building standards commission, hereinafter referred to as the "standards code," one copy of which has been filed for use and examination by the public in the office of the building official, is hereby referred to and such code is hereby adopted by reference and made a part hereof, the same as if fully set forth in this chapter, and shall be the standards code of the city.

This ordinance was introduced and read on the 3rd day of February 2014 and was finally adopted on the 18th day of February 2014 by the following vote:

AYES:	COUNCILMEMBERS:	Mayor Pro Tem Scott Funk, Liz Silva, Jose G. Lopez, and Robert Bonincontri
NOES:	COUNCILMEMBERS:	None
ABSENT:	COUNCILMEMBERS:	Mayor Maria Orozco
ABSTAIN:	COUNCILMEMBERS:	None

APPROVED:



Scott Funk, The Honorable Mayor Pro Tem

ATTEST:



René L. Mendez, City Clerk